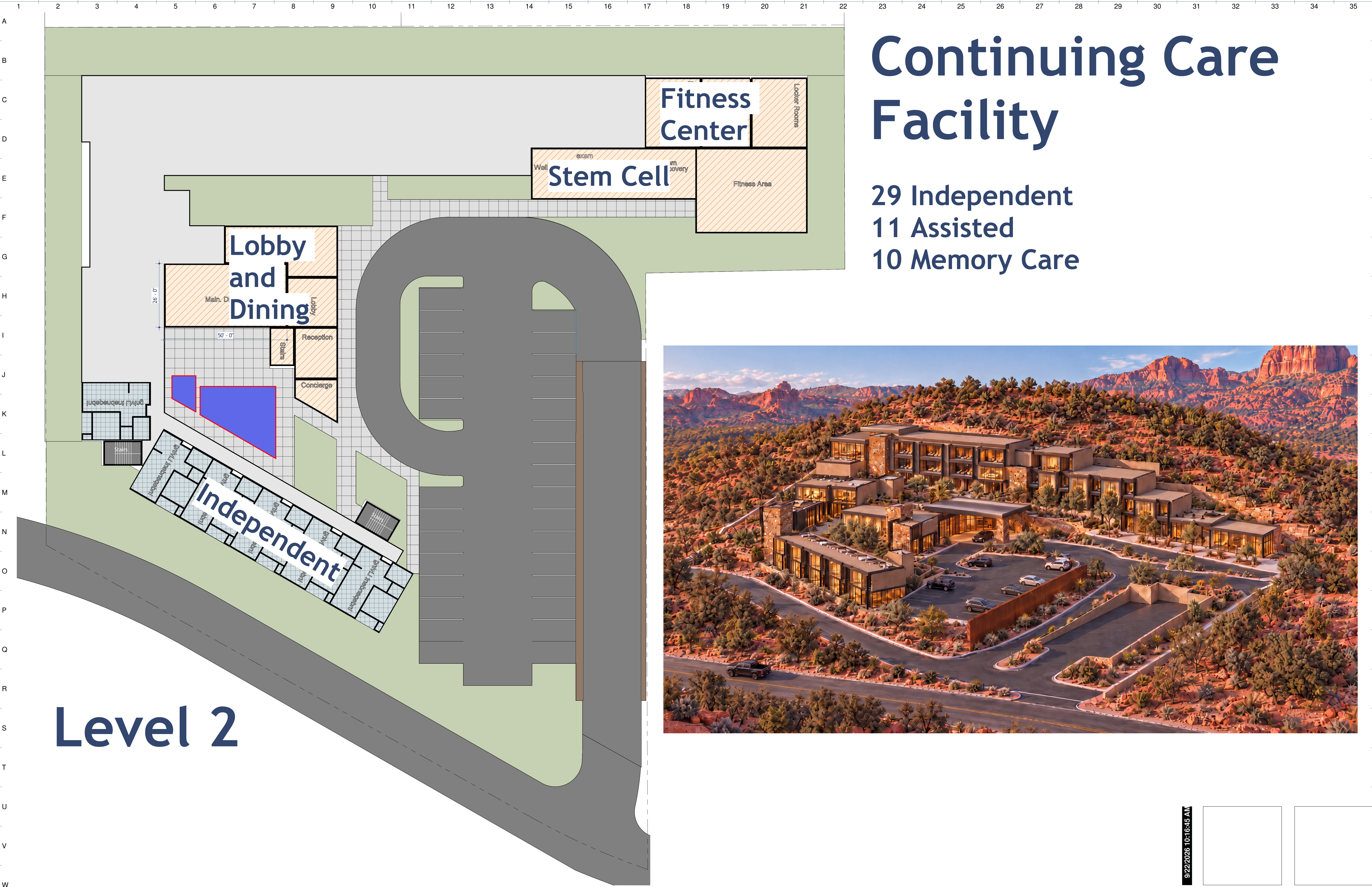


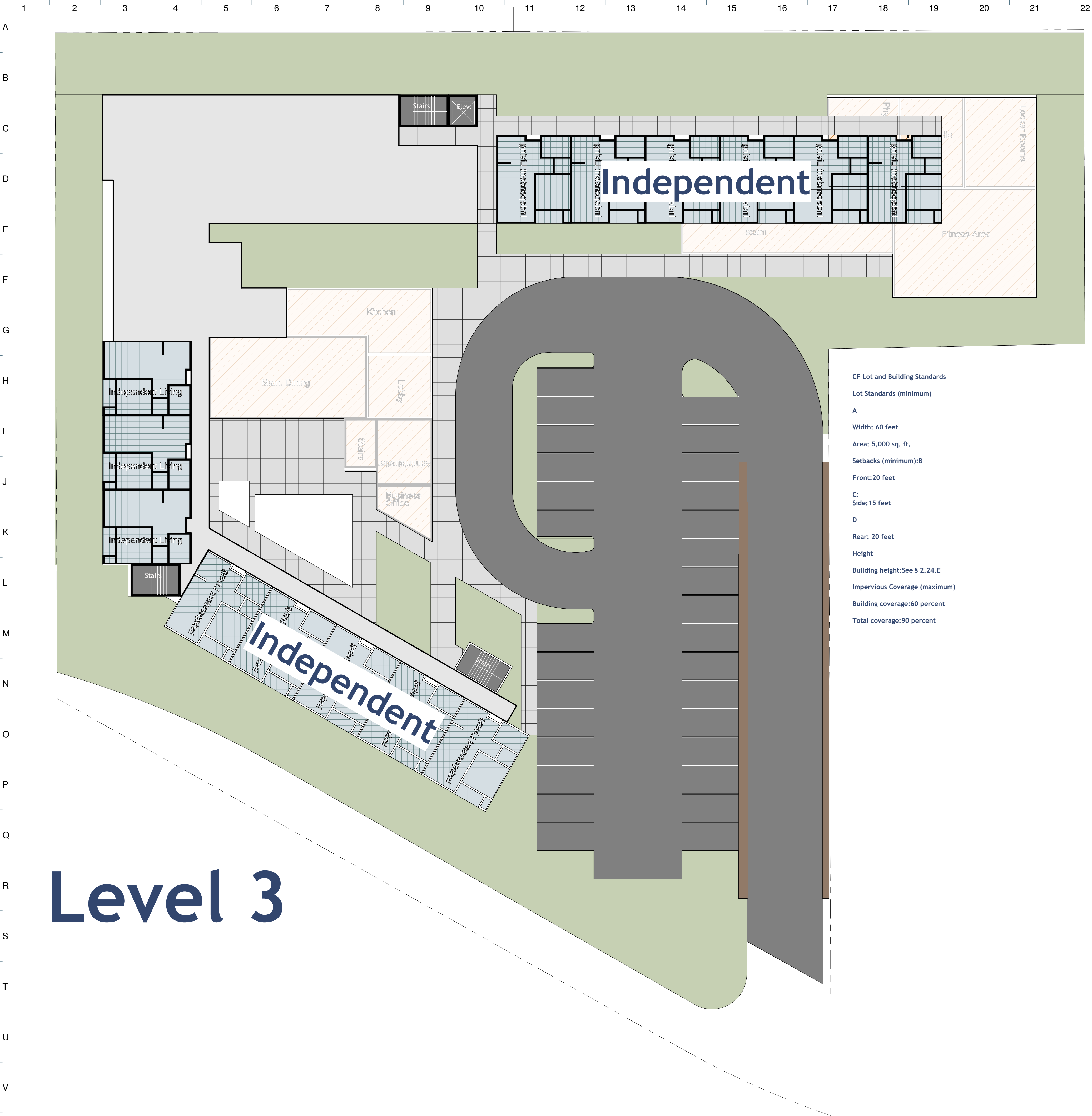


Continuing Care Facility

29 Independent
11 Assisted
10 Memory Care



Level 2



Independent

Independent

CF Lot and Building Standards
Lot Standards (minimum)
A
Width: 60 feet
Area: 5,000 sq. ft.
Setbacks (minimum):B
Front:20 feet
C:
Side:15 feet
D
Rear: 20 feet
Height
Building height:See § 2.24.E
Impervious Coverage (maximum)
Building coverage:60 percent
Total coverage:90 percent

PARCELL:401-38-039
ADDRESS: 251 BREWER ROAD
COUNTY: COCONINO
ZONING CF
FURTURE LANDUSE: P/SP
AREA: 1,760409 SF
WUI: YES

BUILDING COLOR: LDC 5.7.F.5
LDC SETS BUILDING HEIGHTS
MASSING PER LDC 5.7
LANDSCAPING LDC 5.6
REQUIRED PUBLIC ART 5.9
SIGNAGE LDC 6
EXTERIOR LIGHTING DARK SKY LDC 5.8
FENCES: LDC 5.6E

ALLOWABLE USES:
ASSISTED LIVING CENTER : P
MULTI-FAMILY: A (ACCESSORY USE)
CLUB / LODGE: P
HOSPITAL: NOT PERMITTED
MEDICAL OR DENTAL CLINIC: NOT PERMITTED
INDOOR RECREATION: P
RESTAURANT: NOT PERMITTED
OFFICE: PERMITTED
RETAIL: NOT PERMITTED
PRIVATE SPORT COURT: CA (CONDITIONAL ACCESSORY)

ZONING CODE 5.4
A CIRCULATION PLAN IS REQUIRED.
ONE ACCESS POINT PER LOT 5.4.E.2.a
VISIBILITY TRIANGLE: 30x30 AND 10x10
SIDEWALK: TO PARKS, 5' WIDE. PEDESTRIAN ACCESS WITH PARKING LOTS OVER 50 SPACES

SECTION 5.5 OFF-STREET PARKING:
IN MIXED USE CASE THE TOTAL SPACES IS ALL INDIVIDUAL USES ADDED UP.
MULTI-FAMILY:Studio: 1 space per dwelling unit

1 Bedroom: 1.25 spaces per dwelling unit
2+ Bedrooms: 1.75 spaces per dwelling unit

For all multifamily uses of over 10 dwelling units, a minimum of 0.5 spaces of the required spaces per dwelling unit shall be covered parking spaces.

ASSISTED LIVING:
1 space per 2 patient beds
CLUB OR LODGE:
1 space per 50 square feet of assembly area
MEDICAL OR DENTAL CLINIC (NOT PERMITTED) 1 space per 200 square feet
INDOOR RECREATION FACILITY: 1 space per 300 square feet
RESTAURANT (NOT PERMITTED) Restaurants with less than 1,000 square feet (including outdoor seating area): 1 space per 250 square feet
OFFICE: 1 space per 250 square feet
PERSONAL SERVICES (NOT PERMITTED) :1 space per 250 square feet; plus 3 stacking spaces per service window

MODIFIED PARKING REQUIREMENTS: b. Adjustments to required off-street parking spaces for multifamily dwellings shall not reduce the minimum required amount of parking by more than 20 percent.
Every shared and/or off-site parking space for nonresidential uses shall be located within 500 feet (measured along a legal pedestrian route) of the property on which the shared parking is provided. The Director may authorize farther distances for shared parking facilities where shuttle services are available.
On-Street Parking

a. The Director may give credit for on-street parking spaces located on the street adjacent to the entry of the building in which the use is located.
a. Up to 10 percent of the total number of required parking spaces may be used for compact vehicle parking; provided, that the total number of required off-street parking spaces is provided on site. a. Up to 30 percent of the total permitted compact spaces may be motorcycle spaces.
(2) Building Locations (Multi-Building Developments)

Within developments that have three or more buildings, buildings shall be arranged and grouped using one or more of the following techniques:

- a. Frame the corner of an adjacent street intersection or entry point to the development;
- b. Frame and enclose parking areas on at least two sides;
Commercial and Public/Semi-Public

All commercial and public/semi-public buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes. (See Figure 5-13.)

i. Such visual building masses shall vary in height vertically by a minimum of three feet from any adjacent mass or masses.

ii. In plan and elevation view, the largest single building mass shall contain no more than 60 percent of the total building footprint, and the largest two building masses together shall contain no more than 80 percent of the total building footprint.

iii. In plan view, each mass shall be offset from adjacent masses with a minimum width and depth of six feet.
2. Multifamily Residential

i. All multifamily residential buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes.

ii. Such visual building masses shall (keyed to Figure 5-12):

a. Vary in height vertically by a minimum of two feet from any adjacent mass or masses;

b. Be 100 square feet minimum; and

c. Have a minimum width and depth of six feet.

d. An upper story that is recessed by a minimum depth of six feet shall qualify as a visual building mass.
3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)

i. No exterior wall of a building or structure shall have an unrelieved building plane that exceeds 800 square feet in area.

ii. An unrelieved building plane that exceeds 800 square feet may be approved by the Director or Commission if the wall is located on an interior side or rear property line adjacent to an existing building, or if the wall is being used for a mural or artwork.

iii. A break or separation between unrelieved building planes is defined as an interruption of the building wall plane with:

- a. A recess or an offset measuring at least three feet in depth and 10 feet in width. The offset angle determining the "break" shall be between 45 degrees and 90 degrees to the wall;
- b. A change of building materials; or

Level 3

